



TUOHY
O'TOOLE

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Estate Agents | Auctioneers | Valuation Surveyors

REFURBISHED TOWNHOUSE ALTAMOUNT STREET, WESTPORT F28 R920



BER E1

FEATURES:

- Convenient location close to Westport town centre
- Charming 2 bedroom terraced townhouse
- Attic office/store room
- Large rear garden and Court yard
- Extensively refurbished and presented in excellent condition

FOR SALE



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION

Most convenient location on the west side of Altamont Street approximately 400m south of Westport town centre. This is a mature mixed use but mainly residential location. Westport train is c200m and WestPoint Shopping centre is 100 metres away providing excellent shopping and a gym.

Westport is a charming coastal town located on the Wild Atlantic Way. Benefitting from excellent road and rail connectivity, the town is also with 45min of Ireland West Airport. The town offers excellent retail, business and leisure facilities and together a host of cafes, restaurants and bars. Recreational amenities include championship golf, salt and fresh water fishing, sailing, Croagh Patrick, The Greenway, Westport house estate and a range of excellent beaches.

DESCRIPTION

Comprises a mid-terraced two storey townhouse which has recently been extensively refurbished. Extending to approximately 57 sq. m, the property is built of rendered masonry walls, under a pitched slate roof. The property benefits from an enclosed rear courtyard and very long southwest facing garden.

This is a totally charming compact and easy to maintain property which will be of interest to first time buyers, investors due to its excellent rental potential or those seeking a retirement/holiday home in the gorgeous town of Westport.

FEATURES

- Double glazed sash windows
- New fitted kitchen – Induction Hob installed
- New bathrooms
- Attic office with permitter trucking and Velux window
- Rear enclosed courtyard, shed and garden
- Remote controlled new electrical heating system
- Open plan kitchen/living

SERVICES

The property is connected to all main services including sewerage, water and electricity.

TITLE - Registered Freehold title held within Folio MY7425F

BER - E1 114461221

VIEWINGS Strictly by prior appointment with the sole selling agents. Contact Tuohy O'Toole (098) 28000. Contact Gerard O'Toole- gerard@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL: 1.71m x 1.62m
Tiled floor

KITCHEN/DINING ROOM 6.5m x 3.2m
Plastered & painted walls, recessed spotlights to ceiling, electric wall-mounted radiators, stainless steel sink, Formica worktop. Induction Hob installed

CLOAKROOM: 0.72m x 1.8m
Timber panelled walls, wc, whb, integrated vanity unit, wall-mounted mirror

FIRST FLOOR

LANDING: 0.87m x 2.09m
Carpeted floor

HOTPRESS: 0.59m x 0.89m
New insulated HWC with dual immersion - Boost immersion with option of WiFi control

BATHROOM: 1.21m x 2.41m
Tiled floor, plastered & painted walls, corner whb, wc, shower

BEDROOM (1): 3.06m x 3.08m
Plastered & painted walls, painted timber floor, cushioned window seat, storage cupboards, wall-mounted radiator

BEDROOM (2): 2.66m x 2.36m
Plastered & painted walls, painted timber floor, fitted storage space, access to Attic Room

UPPER LEVEL

ATTIC ROOM 2.98m x 3.75m
Accessed from Bedroom 2 via softwood timber staircase, plastered & painted walls, perimeter trunking, wooden floor, CAT 6 ran from ground floor

EXTERNAL

UTILITY ROOM: 2.7m x 4.04m
Tiled floor, plumbed, electricity supply, strip lighting, small fitted unit, mono pitched aluminium roof

ASKING PRICE €275,000





